



Fact Sheet 2 Agriculture

Planning documents in Nova Scotia are required to outline an approach for preserving agricultural land. The preservation of agricultural land is important to the future of Nova Scotians. It helps to ensure local food security and the continued development of a viable and sustainable agriculture and food industry close to home.

Viable agricultural land is being lost to development and there are growing land use conflicts between agricultural and non-agricultural land uses in Nova Scotia. Planning can help to both protect agricultural land for future generations, as well as prevent land use conflicts by ensuring proper setback distances and other regulatory controls.

2021 Antigonish County Agricultural Profile (Nova Scotia Federation of Agriculture)

In 2021 Antigonish County...



Produced \$27, 821, 914 in agricultural operating revenues, accounting for 3.9% of all farm operating revenues in the province



Saw a 9% decrease in cattle farming from the previous census in 2016. The largest shift was a 24% decrease in the number of dairy farms, while the number of beef farms increased by 3%.



Was home to 1 mushroom farm, accounting for 20% of mushroom farms in Nova Scotia. The county also accounted for 11% of the province's dairy cattle and milk farms.



Saw a 36% decrease in the number of nursery and tree farms and a 37% decline in the number of hay farms since the last census in 2016.

For more information or to share your feedback on the draft documents, please visit www.planantigonish.ca or email the project team at hello@planantigonish.ca



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What is Being Proposed

While agriculture is widely permitted across the municipality (with the exception of the Source Water Protection Zone and within community cores), the proposed planning documents introduce the Agriculture Potential Zone. This Zone is intended to identify good agricultural soils (as identified by the Canada Land Inventory map) and prioritize agricultural activities in these areas. This does not mean that other types of development are not permitted, or that agricultural land use must occur, it simply means that this area has agricultural potential and the regulations for development are designed to protect that potential over the long term and avoid the fragmentation of these lands.

➤ Limiting Subdivision on New Roads

The main tool for limiting fragmentation of agricultural land is by limiting the development of new roads in the Agriculture Potential Zone. Minor new roads allowing for the subdivision of up to six new lots are permitted, but building new roads for larger subdivisions is not permitted in the Agricultural Potential Zone. Subdivision on existing roads and highways is not affected by this rule.

➤ Limiting High-Impact Land Uses

Another measure to keep agricultural soils ready for local food production in the future involves limiting land uses that offer higher risks of pollution and soil contamination. This is why the Agricultural Potential Zone does not permit some potentially hazardous land uses such as new gas stations or certain industrial facilities.



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